

Fivek Trust Farm

Farmland for Sale



For More Information



Scan here!

30.00 +/- Acres | 1 Tract
Putnam County | Granville/Hennepin Township
Listed at \$15,000/acre



Broker | Doug Ray

815-878-5225

doug.ray@firstmid.com

226 Prairie Lane W

P.O. Box 39

Princeton, IL 61356



Des. Managing Broker |

David Klein

800-532-5263

dklein@firstmid.com

#6 Heartland Drive Ste A

Bloomington, IL 61704

Lic. 471.000414



Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Fivek Trust Farm | Putnam County | Farm for Sale

General Information

METHOD OF SALE:

Private Treaty Listing

DESCRIBED AS:

The West 30 acres of the North 60 acres in the Southeast Quarter of Section 28, T32N, R1W, Granville Township, Putnam County, Illinois.

LOCATION:

From Granville, Il take Il Rt 71 east of town to Il Hwy 89 and go south 3 miles to 750 N road. Turn west (right) and go 1.25 miles, the farm is on the south side of the road.

LISTING PRICE: \$15,000 per acre or \$450,000.00

HIGHLIGHTS:

- **Class A Soils! Weighted Soil Productivity Index of 140.6**
- **Well drained with natural drainage and tile**
- **High percentage tillable**
- **Near Ethanol Plant and Illinois River markets**

AGENCY:

Doug Ray, Broker, and David Klein, Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent the Seller in this transaction.



Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the real estate company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential buyer(s) is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. Seller and Seller's agent disclaim any and all responsibility for buyer(s) safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale.

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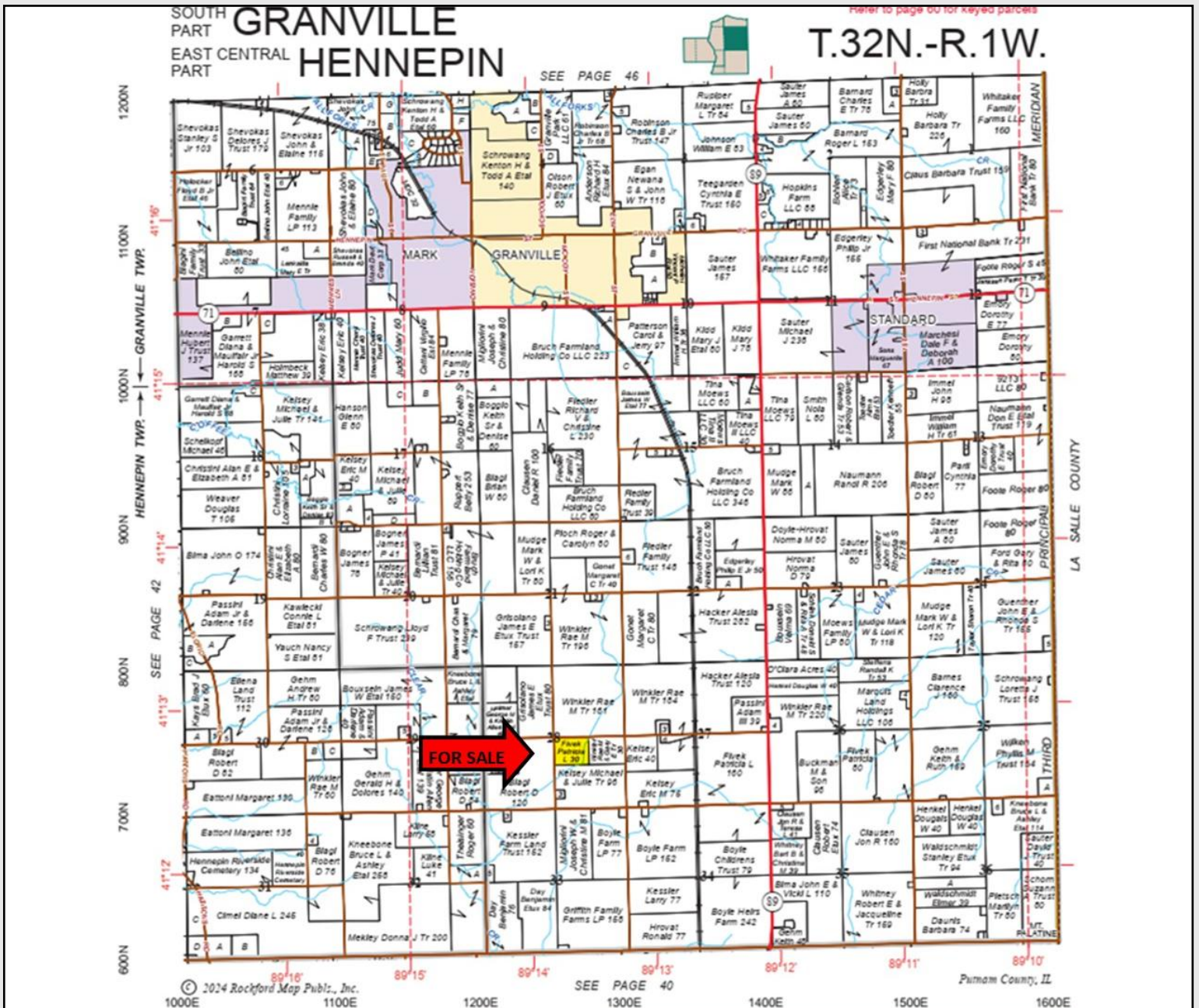
Terms & Conditions

- CONTRACT:** Buyer(s) will enter into a **Seller provided contract** with a 10% down payment, and the balance due on or before October 15, 2026, unless otherwise agreed to by the Sellers. All property will be sold “as is”.
- TITLE:** The Seller will provide to the Buyer a commitment and an Owners Title Guaranty Policy issued by a Company licensed to issue the same in the State of Illinois for the amount the purchase price.
- LEASE & POSSESSION:** The Seller will terminate the farm lease. The farm will be open to lease for the 2027 growing season. Seller to retain Landowner’s share of 2026 rents, crop sales, and government payment proceeds. Buyer to receive Landowner’s share of 2027 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner’s share of the 2026 lease expenses. The Buyer shall be responsible for 100% of the 2027 crop expenses.
- MINERAL RIGHTS:** The owner’s remaining interest, if any, will be conveyed with the land.
- CRP Contract:** Buyer will be required to maintain CRP waterway contract on 1.4-acre CRP Waterway. The CRP contract runs thru 9-30-2028 and has an annual payment of \$347.
- REAL ESTATE TAXES:** The Seller will give a credit at closing for the 2026 real estate taxes payable in 2027.



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Area Maps



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FSA Tract Map



Putnam County, Illinois



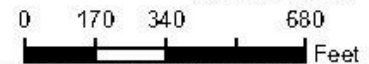
Common Land Unit	
Non-Cropland	Conservation Reserve Program
01U_da_6d_8a0f10n_code	Tract Boundary
Cropland	
State 100a, 1, 4, 5m	

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation



Tract Cropland Total: 29.00 acres

2025 Program Year
 Map Created August 15, 2025
Farm 1906
Tract 2358

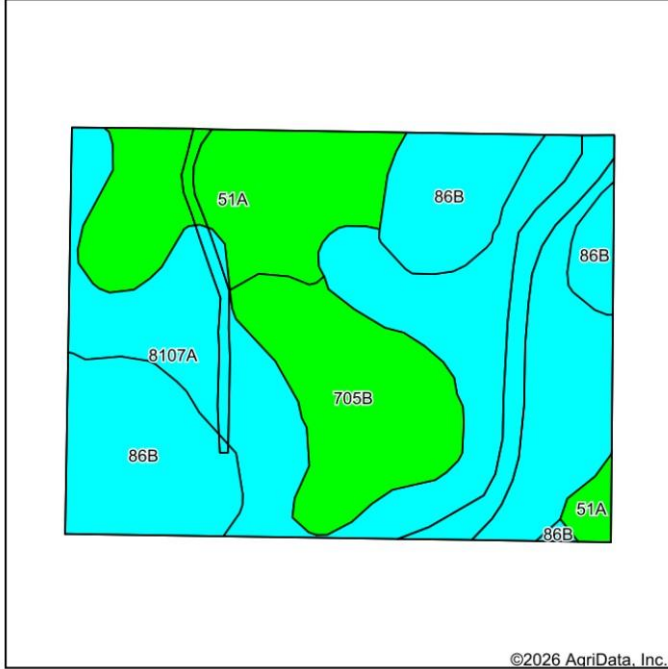


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Soils Map

Soils Map



State: **Illinois**
 County: **Putnam**
 Location: **28-32N-1W**
 Township: **Granville**
 Acres: **29**
 Date: **5/8/2026**

First Mid
 AG SERVICES

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL155, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.04	45.0%		Poorly drained	**189	**60	**71	**139
**86B	Oscos silt loam, 2 to 5 percent slopes	6.18	21.3%		Well drained	**187	**59	**74	**138
51A	Muscature silt loam, 0 to 2 percent slopes	5.36	18.5%		Somewhat poorly drained	200	64	75	147
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.42	15.2%		Moderately well drained	**188	**60	**73	**141
Weighted Average						190.5	60.5	72.7	140.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

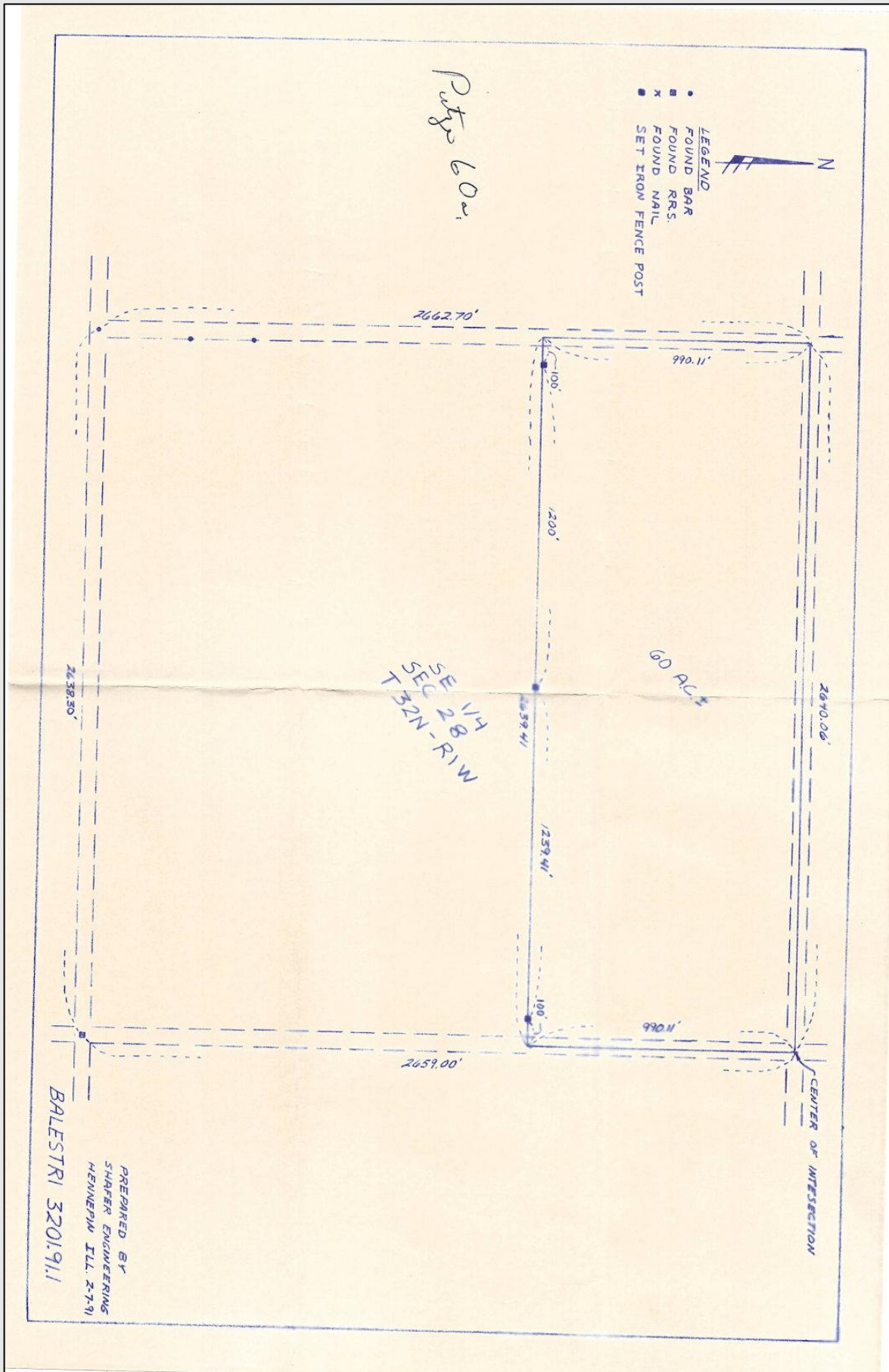
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

29 FSA Cropland Ac.

140.6 Average Soil PI

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Survey Tract Map



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Additional Information

Real Estate Tax Information

Tax Parcel #	Tax Acres	2025 Net Taxable Value	2025 Tax Rate	2025 Taxes Paid in 2026
02-18-244-000	30.00	\$21,938	6.43369%	\$1,411.42
Totals	30.00	\$21,938	6.43369%	\$1,411.42

FSA Information

FSA #	1906
TRACT #	2358
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	No determination completed
FSA FARMLAND ACRES	29
DCP CROPLAND ACRES	29
CORN BASE ACRES	20.33
PLC YIELD CORN	191
SOYBEAN BASE ACRES	6.78
PLC YIELD SOYBEANS	60
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Putnam County Illinois USDA FSA Office.

Production History (bu/ac)

Year	Corn	Soybean
Year	Corn (bu/acre)	Soybeans (bu/acre)
2023	267.2	—
2024	-	72.8 ** (hail)
2025	291.3	
Average:	279.3	72.8

Physical Address: 750 N Rd, Granville, IL 61326 Latitude: 41.21329 Longitude -89.22857